

**1241 Alpine Avenue SW**  
**Calgary, Alberta**

**MLS # A2230114**



**\$560,646**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 1241 Alpine Avenue SW – a stunning laned home by Shane Homes in Vermilion Hill. The Eira model (S2 elevation) offers 1,586 sq. ft. of stylish living space with full ownership and no condo fees. This home features a 20'x22' detached garage, paved lane access, James Hardie board siding, and full front and rear landscaping. Inside, enjoy quartz countertops, tile flooring in the ensuite, bath, and laundry, knockdown ceilings, and a stacked washer/dryer. The 9' basement ceiling offers excellent potential future development potential. Best of all, you can personalize your interior selections or choose from designer-curated packages. Estimated possession is January–February 2026. Photos are representative.